

DEPARTMENT OF PLANNING  
STAFF REPORT

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## PLANNING COMMISSION PUBLIC HEARING

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**DATE OF HEARING: October 27, 2010**  
**ZMOD 2010-0001, Raytheon Comprehensive Sign Plan**  
**DECISION DEADLINE: December 14, 2010    ELECTION DISTRICT: Dulles**  
**PROJECT PLANNER: Ginny Rowen    PLANNING DIRECTOR: Julie Pastor**

### EXECUTIVE SUMMARY

Raytheon Company of Dulles, Virginia has submitted an application to modify the applicable provisions of Section 5-1204 of the 1993 Zoning Ordinance and the Revised 1993 Zoning Ordinance to implement a Comprehensive Sign Plan that proposes changes to the permitted size, height and location of certain signs. The property is zoned PD-OP (Planned Development-Office Park) under the Revised 1993 Zoning Ordinance and PD-IP (Planned Development-Industrial Park) under the 1993 Zoning Ordinance. The subject properties are approximately 43.6 acres in size and are located on both sides of Pacific Boulevard south of Waxpool Road at 22110, 22260, 22270 and 22265 Pacific Boulevard, Dulles, Virginia. The subject site is governed by the policies of the Revised General Plan (Suburban Policy Area), which designates this area for Keynote Employment uses. **Staff notes that the application has been advertised for the November Board of Supervisors public hearing.**

### RECOMMENDATION

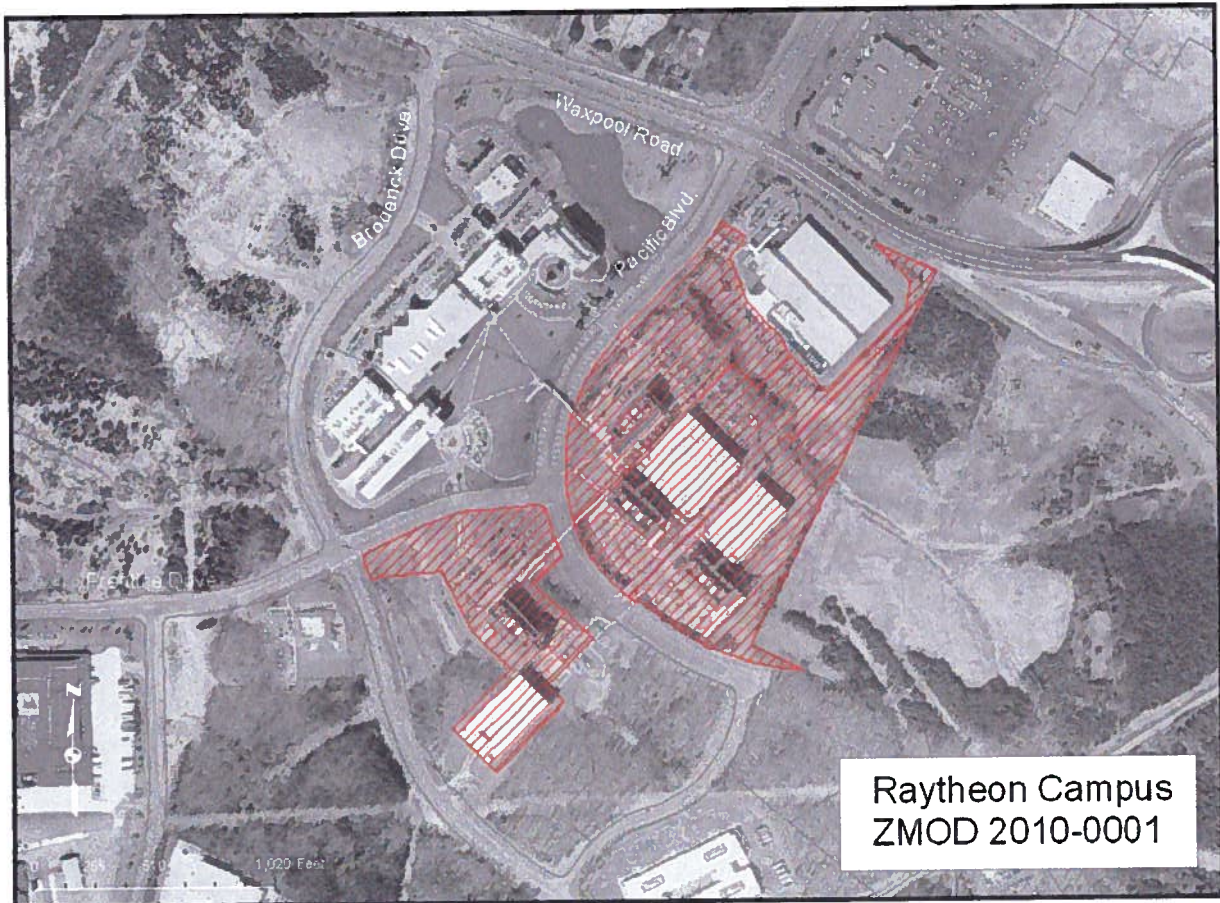
Staff recommends approval of the application, subject to the Conditions and Findings contained in the Staff Report.

### SUGGESTED MOTIONS

1. I move that the Planning Commission forward ZMOD 2010-0001, Raytheon Comprehensive Sign Plan, subject to the Conditions dated October 5, 2010, and including the Findings contained in the Staff Report, to the Board of Supervisors with a recommendation of approval.
2. I move that the Planning Commission forward ZMOD 2010-0001, Raytheon Comprehensive Sign Plan to a work session for further discussion.
3. I move that the Planning Commission forward ZMOD 2010-0001, Raytheon Comprehensive Sign Plan to the Board of Supervisors with a recommendation of denial based on the following findings.

## VICINITY MAP

**Directions:** From Leesburg: Proceed east on Route 7 to Loudoun County Parkway. Make a right at the interchange and proceed south on Loudoun County Parkway. Proceed to Waxpool Road. Make a left onto Waxpool and proceed east to Pacific Boulevard. Make a right onto Pacific Boulevard and proceed south to the subject properties on both sides of the street.



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# **I. APPLICATION INFORMATION**

## **APPLICANT**

Raytheon Company  
 Robert O'Conner, Senior Manager, Facilities  
 22270 Pacific Boulevard  
 Dulles, VA. 20166  
 703-208-1242

## **REPRESENTATIVE**

Cooley LLP  
 Jeff Nein  
 11951 Freedom Drive  
 Reston, VA. 20190  
 703-456-8103

## **APPLICANT'S PROPOSAL**

A Zoning Ordinance modification to allow a comprehensive sign plan for Raytheon

## **LOCATION**

East and west sides of Pacific Boulevard, south of Waxpool Road (22110, 22260, 22265, and 22270 Pacific Boulevard)

## **TAX MAP/PARCEL #**

Tax Maps: /94//28//41AA/ (PIN #044-37-0163)  
 /94//28//41AB/ (PIN #044-37-2232)  
 /94//28//41AC/ (PIN #044-37-4409)  
 /94//28/////2A (PIN # 044-26-2662)

## **ZONING**

PD-OP (Planned Development – Office Park)  
 (Revised 1993 ZO)

PD-IP (Planned Development – Industrial Park)  
 (1993 ZO)

## **ACREAGE OF REQUEST SITE**

approximately 43 acres

## **SURROUNDING LAND USES/ZONING**

	<b>ZONING</b>	<b>PRESENT LAND USES</b>
North	PD-OP (Office Park)	Keynote
South	PD-IP (Industrial Park)	Keynote
East	PD-OP, PD-IP (Office / Industrial Park)	Keynote
West	PD-IP (Industrial Park)	Keynote

## II. SUMMARY OF DISCUSSION

Topic Area	Issues Examined and Status
Comprehensive Plan	<ul style="list-style-type: none"><li>• Consistency with Plan policies regarding uniformity in size, type, color, and number of signs. Status: Resolved</li><li>• Consistency with Plan policies regarding scale of signs. Status: Resolved</li></ul>
Zoning	<ul style="list-style-type: none"><li>• The applicant has made note changes and has provided additional sign details in response to staff comments. Status: Resolved</li></ul>

## III. FINDINGS

1. The proposal establishes standards for the location, size, height, number, and color of the proposed signs for the Raytheon campus.
2. The proposal establishes requirements for the maintenance of permanent signs and the removal of temporary signs.
3. Subject to the approval of the modification request, the application conforms to the requirements of the 1993 Zoning Ordinance (PD-IP portion) and the Revised 1993 Zoning Ordinance (PD-OP portion), as applicable.

## IV. CONDITIONS OF APPROVAL (dated October 5, 2010)

1. Substantial Conformance. Signs and sign standards (size, height, location, number, colors, materials, lighting, etc.) for the signs depicted on the Sign Package shall be in substantial conformance with the Raytheon Comprehensive Sign Plan Guidelines dated October 4, 2010, prepared by Hickok Cole Architects and the Revised 1993 Loudoun County Zoning Ordinance (the "Zoning Ordinance"). Approval of this application for Tax Map # /94//28//41AA/ (PIN # 044-37-0163), Tax Map # /94//28//41AB/ (PIN # 044-37-2232), Tax Map # /94//28//41AC/ (PIN # 044-37-4409), and Tax Map # /94//28/////2A (PIN # 044-26-2662 (the "Property")), shall not relieve the Applicant or the owners of the Property from the obligation to comply with and conform to any other Zoning Ordinance, Codified Ordinance, or applicable regulatory requirement not modified hereby. This approval applies only to the modification of sign standards as modified in the Sign Package and/or in these conditions for signs that are otherwise permitted and is not intended to approve the use or placement of signs that are not permitted per Section 5-1202(A) of the Revised 1993 Zoning Ordinance and the 1993 Zoning Ordinance. The modifications approved herein supersede the provisions of the Zoning Ordinance regarding such modified standards and shall apply to the signs identified in the Sign Package. In the event of a conflict between the approved Comprehensive Sign Plan and the Zoning Ordinance, other than with respect to the specific

modification of standards approved in this application, the provisions of the Zoning Ordinance shall supersede the approved Comprehensive Sign Plan.

2. Individual signs and associated landscaping materials shall be maintained in good condition and shall be legible. Vegetation shall be placed so as not to obstruct the visibility of any signage or obstruct vehicular sight distance at entrances.
3. Lighting for signs shall be directed toward the sign face or internally illuminated. All of the lighting fixtures shall be shielded. Lighting shall not spill upward or reflect or cast glare onto adjacent properties or roads.
4. Signs not included in the Comprehensive Sign Plan, but otherwise permitted by the Zoning Ordinance, shall be permitted in accordance with the standards of the applicable Zoning Ordinance provided such signs are consistent with the standards of the Raytheon Comprehensive Sign Plan Guidelines and these Conditions of Approval.

## **V. PROJECT REVIEW**

### **A. Context**

The purpose of this Comprehensive Sign Plan is to provide clear direction and an understanding of the location of specific buildings / uses that are located within the Raytheon campus. The Sign Plan provides criteria that will be implemented for the development. Details are provided regarding the following types of signs:

- Parapet
- Directional
- Building Entrance (Identification)
- Multi-Tenant Informational

The applicant has provided a matrix for each of these components comparing the existing sign regulations, as contained in the 1993 Zoning Ordinance and the Revised 1993 Zoning Ordinance, versus the proposed signs. Staff notes that three of the buildings, located at 22110, 22260, and 22270 Pacific Boulevard are situated within a PD-OP (Office Park) zoning district are regulated under the provisions of the Revised 1993 Zoning Ordinance. The remaining building, located to the west, across Pacific at 22265 Pacific Boulevard is designated PD-IP (Industrial Park) under the provisions of the 1993 Zoning Ordinance.

### **B. Summary of Issues**

Both of the issues identified in the zoning comments dated September 29, 2010 have been resolved in the applicant's revised Comprehensive Sign Plan Guidelines dated October 4, 2010, or with the proposed Conditions of Approval dated October 5, 2010, as contained in the staff report.



### C. Overall Analysis

#### COMPREHENSIVE PLAN

The property is located in the Sterling Community of the Suburban Policy Area and is governed by the land use policies of the Revised General Plan. The Revised Countywide Transportation Plan (CTP), the Countywide Retail Plan Amendment (Retail Plan), and the Bicycle and Pedestrian Mobility Master Plan (Bike/Ped Plan) also apply. The site is also located within the Route 28 Tax District.

The Revised General Plan identifies the site as suitable for Keynote Employment uses. Keynote Employment areas are intended to be “100-percent premier office or research-and-development centers supported by ancillary retail and personal services for employees”. The County supports regional and nationally oriented office centers within the Keynote Employment planned land use areas of the Route 28 Corridor. Buildings in Keynote Employment areas should remain the predominate feature.

The Raytheon campus consists of four, six-story office buildings with associated parking garages and surface parking lots. (Three buildings are located on the east side of Pacific Boulevard and one is on the west side.) The buildings are situated between 180 and 250 feet from Pacific Boulevard and between 1,000 and 2,000 feet south of Waxpool Road. The application proposes to allow larger building-mounted signs in keeping with the scale of the building façade and to adequately identify the buildings from Pacific Boulevard and Waxpool Road. All signage is proposed to be coordinated with respect to lettering style, colors and materials. The graphic below depicts the layout of the Raytheon campus.



Proposed free-standing signs are generally larger in size and include the following information:

- visitor and employee parking areas,
- main building entrances, and

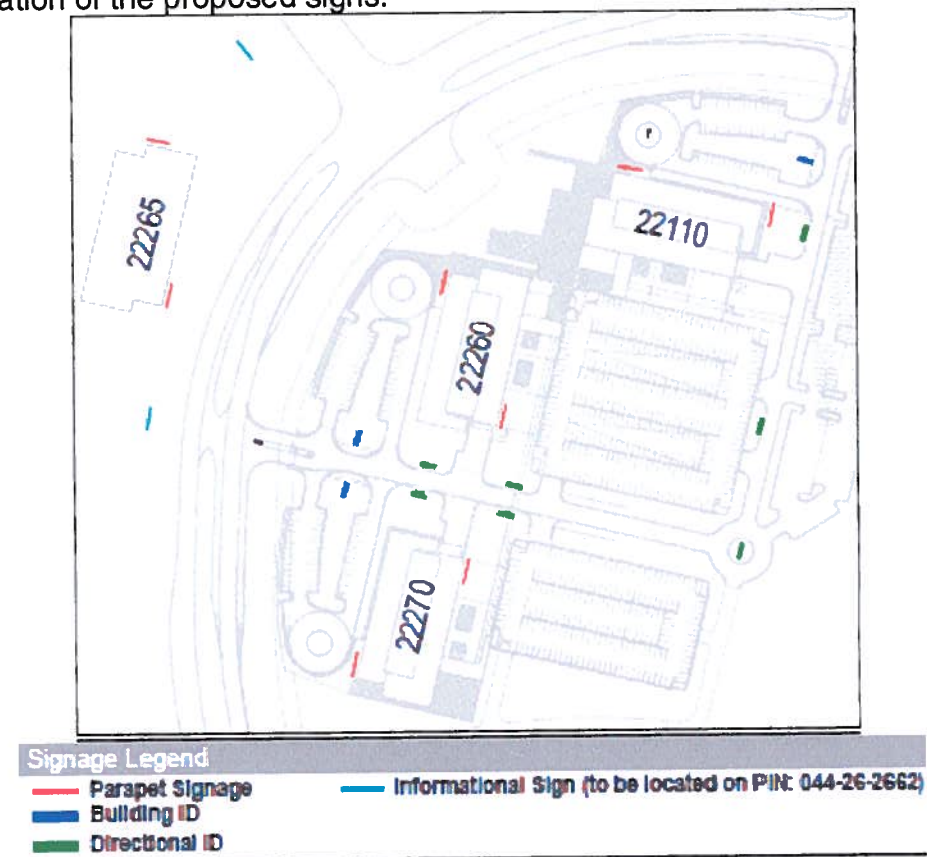
- shipping / receiving areas.

The purpose of the larger, free-standing signs is to accommodate specific information and directions on one sign type. This will eliminate the need for excessive directional signs throughout the development. The proposed signage is in keeping with the overall corporate vision of the Raytheon Campus. The signs proposed in the application are consistent with the building architecture and will provide clear directions for campus users.

## ZONING

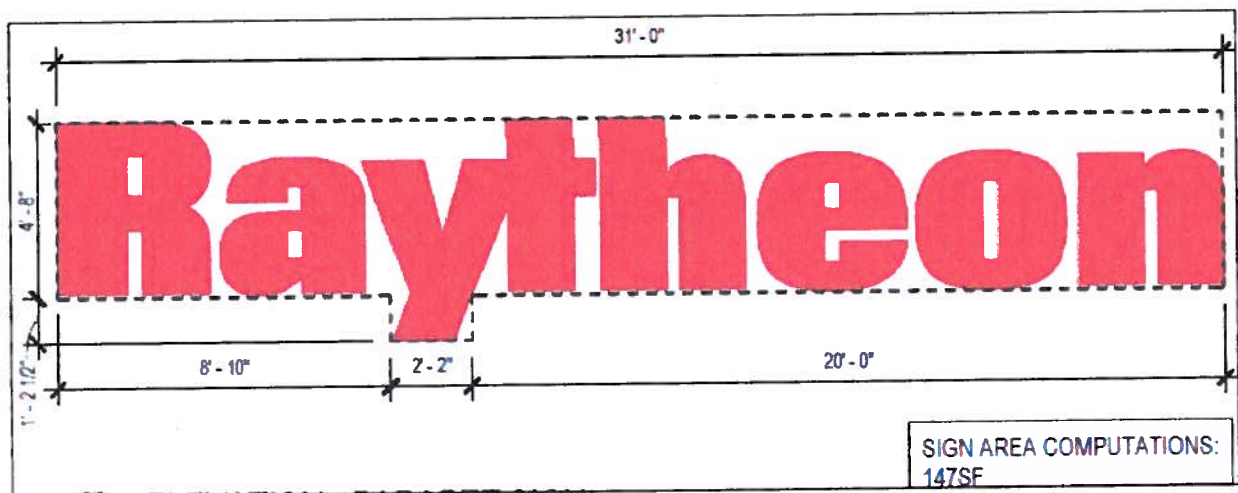
The applicant is proposing: 1.) guidelines that establish parameters for the size, height, number, design, materials, color, location, and illumination of the proposed signs 2.) graphics depicting the location of the proposed signs, and 3.) a matrix that provides a comparison of the existing sign regulations contained in the applicable Zoning Ordinances versus the proposed signs for the campus.

In accordance with Section 5-1204(A) – Sign Requirements Matrix Contents – Signs shall be permitted in accordance with the Sign Requirements Matrix set forth in Section 5-1204(D) which governs the following: 1) maximum aggregate sign area; 2) maximum number of signs; 3) maximum area of any one sign; 4) illumination permitted; 5) height; 6) sign type permitted (freestanding or building mounted); and 7) other additional requirements. The following graphic depicts the location of the proposed signs:





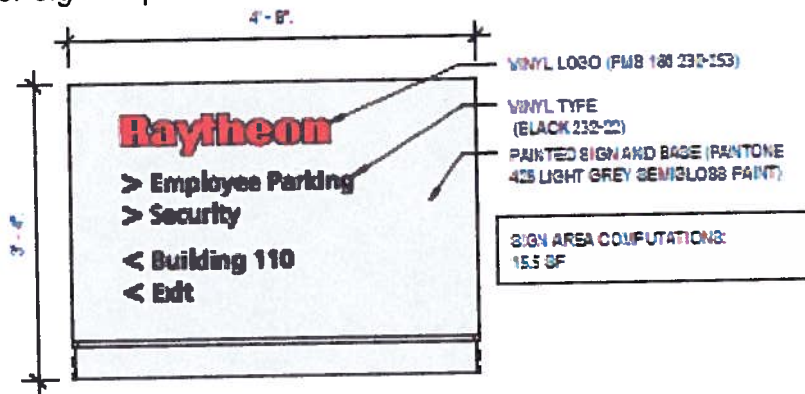
Parapet Signs: Two parapet signs, measuring 147 square feet each, are proposed on two facades of each building as depicted below. Approval of the modification would allow the development of two building-mounted signs with an aggregate area of 294 square feet (147 square feet per sign) in lieu of an aggregate of 240 square feet as permitted in the Ordinance.



#### MATERIALS:

- Individual illuminated channel letters
- Painted aluminum (or like metal) and plastic construction
- LED or better energy efficient lighting
- Signs to be anchored to building parapet walls

**Directional Signs:** Up to three directional signs per lot are proposed to guide visitors and employees to specific uses such as parking, security or entrances / exits on the campus. Each sign will measure 15.5 square feet in area as depicted below. Approval of the modification would allow the development of directional signs that measure 15.5 square feet per sign in lieu of 4 square feet per sign as permitted in the Ordinance.



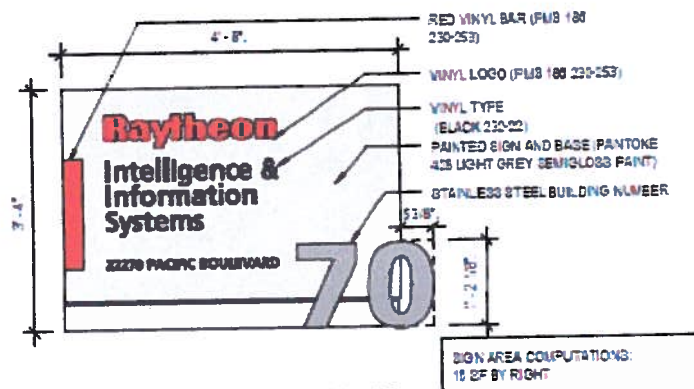
## EXTERIOR DIRECTIONAL ID

NTS

### MATERIALS:

- Gray metal panel with Vinyl typeface
- Planters to be established surrounding signage

**Building Entrance Signs:** Three building entrance signs (measuring approximately 15.5 square feet per sign) are proposed at the parking lot entrances to individual buildings as depicted below. The Revised 1993 Zoning Ordinance allows entrance signs up to 20 square feet in area. Staff notes that a modification is not needed to implement this portion of the Comprehensive Sign Plan. Details regarding entrance signs have been provided for informational purposes.



## EXTERIOR BUILDING ID

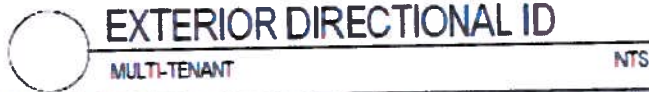
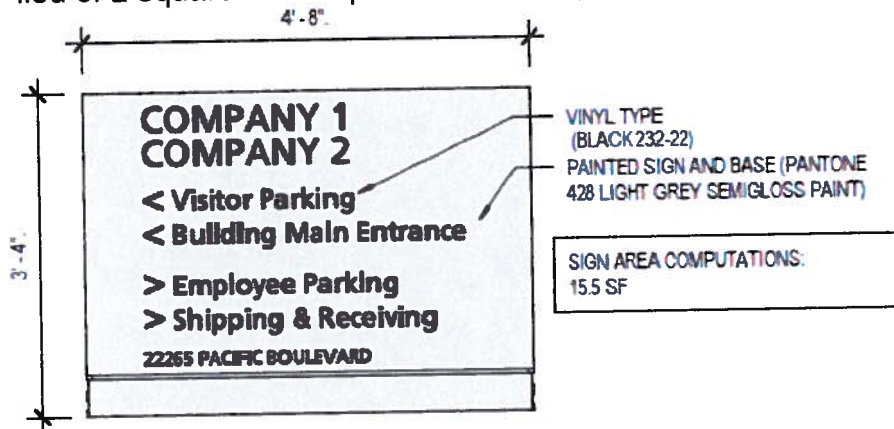
BY RIGHT SIGNAGE

NTS

### MATERIALS:

- Gray metal panel with Vinyl typeface
- Planters to be established surrounding signage

Multi-Tenant Informational Signs: Two, multi-tenant informational signs are proposed for the building located at 22265 Pacific Boulevard (zoned PD-IP) to identify separate tenants within the building. Each sign will measure 15.5 square feet in area and are depicted below. Approval of the modification would allow the development of two 15.5 square foot free-standing signs in lieu of 2 square feet as permitted in the 1993 Zoning Ordinance.



#### MATERIALS:

- Gray metal panel with Vinyl typeface
- Planters to be established surrounding signage

In accordance with staff comments, the applicant has:

- clarified that the location of the two proposed multi-tenant informational signs will be located on lot 2A; and
- re-labeled the signs as informational signs since the site is located in a PD-IP district under the provisions of the 1993 Zoning Ordinance.

The County is in the process of amending the current sign regulations (ZOAM-2009-0003) for commercial properties. For informational purposes, the following matrix includes the current sign regulations versus the draft regulations for the building-mounted identification signs:

CURRENT SIGN REGS	DRAFT SIGN REGS (ZOAM 2009-0003)
1 sign per façade	2 signs per facade
60 sf per sign	up to 4 signs allowed per building
up to 240 sf (aggregate)	1 sf per 100 sf of building façade (88 sf sign permitted on short façade) (192 sf sign permitted on long façade)

In accordance with the draft regulations, based on the size of the short façade (8,800 sf) an 88 sf sign would be permitted. The long façade (19,200 sf) would allow a 192 sf sign. If the current draft of the sign regulations is adopted by the Board of Supervisors, a modification would be

required to implement the proposed signs on the short facades of the buildings. Staff notes that properties that are zoned under the provisions of the 1972 or 1993 Zoning Ordinances (stand-alone building on the west side of Pacific Boulevard) will continue to be reviewed under the currently adopted sign regulations. The proposed revisions to the sign regulations in the Zoning Ordinance Amendment (ZOAM) will apply only to properties designated under the Revised 1993 Zoning Ordinance regulations.

**D. ZONING ORDINANCE CRITERIA FOR APPROVAL**

*Section 6-1310 states " ... (i)in considering a special exception application, the following factors shall be given reasonable consideration, to the extent applicable, in addition to any other standards imposed by this Ordinance ... ":*

Standard      *The glare or light that may be generated by the proposed use in relation to uses in the immediate area.*

Analysis      The applicant is proposing to internally light the building mounted signs. Staff has recommended a condition of approval that specifies that sign illumination shall be directed to the surface of the sign or letters shall be internally illuminated. Light shall not spill upward, reflect, or cast glare onto adjacent properties or roadways.

Standard      *The proposed location, lighting, and types of signs in relation to the proposed use, uses in the area, and the sign requirements of this Ordinance.*

Analysis      The proposed location, lighting, and types of signs are depicted in the Comprehensive Sign Plan for the Raytheon campus.

Standard      *Whether the proposed special exception at the specified location will contribute to or promote the welfare and convenience of the public.*

Analysis      The proposed signs will help guide people to specific destinations within the campus.

Standard      *Whether the proposed special exception is consistent with the Comprehensive Plan.*

Analysis      The proposal is consistent with the Revised General Plan, which designates the subject properties for Keynote Employment development.

Standard      *Whether the proposed special exception will adequately provide for safety from fire hazards and have effective measures of fire control.*

Analysis      Not applicable.

Standard      *The noise that may be generated by the proposed use in relation to the uses in the immediate area.*



- Analysis Not applicable.
- Standard *The compatibility of the proposed use with other existing or proposed uses in the neighborhood, and adjacent parcels.*
- Analysis The proposal provides a comprehensive sign plan for a Keynote Employment development.
- Standard *The nature and extent of existing or proposed landscaping, screening, and buffering on the site and in the neighborhood.*
- Analysis Landscaping is proposed at the base of the free-standing signs. A condition of approval has been recommended regarding maintenance of the landscaping.
- Standard *Whether the proposed special exception will result in the preservation or destruction, loss or damage of any topographic or physical, natural, scenic, archaeological or historic feature of significance.*
- Analysis The properties are currently developed with four, six story buildings.
- Standard *The traffic expected to be generated by the proposed use, the adequacy of the access roads and the vehicular and pedestrian circulation elements (on and off-site) of the proposed use, all in relation to the public's interest in pedestrian and vehicular safety and efficient traffic movement.*
- Analysis Approval of a clear sign program will enhance vehicular safety and promote efficient traffic movement.

ATTACHMENTS	PAGE NUMBER
<b>1. Review Agency Comments</b>	
a. Community Planning	A-1
b. Zoning Administration	A-3
<b>2. Disclosure of Real Parties in Interest / Reaffirmation</b>	A-5
<b>3. Applicant's Statement of Justification</b>	A-17
<b>4. Applicant's Response to Referral Comments</b>	A-24
<b>5. Conditions of Approval</b>	A-26
<b>6. Raytheon Comprehensive Sign Plan</b>	graphics / matrix



**County of Loudoun**  
**Department of Planning**

**MEMORANDUM**

**DATE:** September 17, 2010

**TO:** Ginny Rowen, Project Manager  
Land Use Review

**FROM:** Kelly Williams, Planner III  
Community Planning

**SUBJECT: ZMOD 2010-0001, Raytheon Sign Plan**

**EXECUTIVE SUMMARY**

The proposed application requests a zoning modification for building and directional signage within the Raytheon development. The property is located within the Suburban Policy Area and is currently zoned PD-OP, Planned Development-Office Park.

The proposed sign modifications are consistent with the Plan's vision for this area which supports the development of highly visible corporate campus style office uses with a coordinated design concept. There are no outstanding issues related to this project, therefore staff recommends approval of the zoning modification application as proposed.

**BACKGROUND**

The applicant, Raytheon Company, is requesting a zoning modification for signs within the Raytheon Campus which are regulated under the Revised 1993 Zoning Ordinance.

The property consists of approximately 43 acres located on the southeast corner of Waxpool Road and Pacific Boulevard. There are four office buildings, and associated parking on the property.

**COMPLIANCE WITH THE COMPREHENSIVE PLAN**

The property is located in the Sterling Community of the Suburban Policy Area and is specifically governed by the land use policies of the Revised General Plan. The Revised Countywide Transportation Plan (CTP), the Countywide Retail Plan Amendment (Retail Plan), and the Bicycle and Pedestrian Mobility Master Plan (Bike/Ped Plan) also apply. The site is also located within the Route 28 Tax District.

Attachment 1A

A-1

## **ANALYSIS**

The Revised General Plan identifies the site as suitable for Keynote Employment uses (Revised General Plan, Chapter 7, Planned Land Use Map). Keynote Employment Centers are intended to be "100-percent premier office or research-and-development centers supported by ancillary retail and personal services for employees" (Revised General Plan, Chapter 6, Keynote Employment Center Policies, text). The County supports regional and nationally oriented office centers within the Keynote Employment planned land use areas of the Route 28 Corridor (Revised General Plan, Chapter 6, Keynote Employment Center Policies, text). Keynote Employment Centers are described as areas that "have high visibility along major corridors, their structures accented with heavily landscaped greens and tree-lined boulevards, and reflect the County's growing prominence as a global crossroads for business" (Revised General Plan, Chapter 6, Keynote Employment Center Policies, text). In Keynote Employment areas the buildings should remain the predominate feature. The overall appearance and design concept of the development should relate to the dominant corporate image of the surrounding Keynote Employment and Business Centers in the area.

The application proposes to allow an increase in the size of the building mounted signs to be in keeping with the scale of the building façade and to adequately identify the buildings from Waxpool Road and Pacific Boulevard. It is also proposed that the size of directional signs be increased to accommodate directions to visitor and employee parking, main entrances to the buildings, and shipping and receiving locations on one sign, thereby eliminating the need for excessive direction signs. All signage is proposed to be coordinated with respect to lettering style, colors and materials.

The proposed signage is in keeping with the overall corporate vision of the Raytheon Campus. The signage proposed by the application is consistent with the building architecture and will provide adequate directional information for the campus users.

***Staff recommends approval of the application.***

cc: Julie Pastor, AICP, Planning Director  
Cindy Keegan, AICP, Program Manager, Community Planning, via e-mail

COUNTY OF LOUDOUN  
MEMORANDUM  
DEPARTMENT OF BUILDING AND DEVELOPMENT

**DATE:** September 29, 2010

**TO:** Ginny Rowen, Project Manager, Department of Planning

**FROM:** Teresa H. Miller, Planner, Zoning Administration

**CC:** Marilee Seigfried, Deputy Zoning Administrator

**CASE NUMBER AND NAME:** ZMOD-2010-0001 Raytheon

**TAX/MAP PARCEL NUMBER:** /94//28//41AA/  
/94//28//41AB/  
/94//28//41AC/  
/94//28/////2A

**MCPI:** 044-37-0163  
044-37-2232  
044-37-4409  
044-26-2662

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Zoning Administration has reviewed the above referenced **Zoning Modification (ZMOD)** application for conformance to the 1993 Loudoun County Zoning Ordinance and the Revised 1993 Loudoun County Zoning Ordinance. Parcels 41AA, 41AB and 41AC are subject to the regulations of the Revised 1993 Loudoun County Zoning Ordinance and parcel 2A is subject to the 1993 Loudoun County Zoning Ordinance. Zoning administration has the following comments.

1. Two multi-tenant Directional ID signs are proposed for parcel 2A. The proposed sign It is unclear from the site plan whether the sign located along Pacific Boulevard is located on parcel 2A or parcel 2B.

Parcel 2A and 2B are governed under the 1993 Loudoun County Zoning Ordinance. The sign is labeled as a "multi-tenant Directional Sign". On-site Directional signs are a permitted sign type under the Revised 1993 Zoning Ordinance but not under the 1993 Zoning Ordinance. The sign will need to be located on a parcel which is governed by the Revised 1993 Zoning Ordinance. If the intent for this sign is to be an informational sign, the labeling of the sign should be updated.

The Planning Commission has requested this application for Zoning Modification to the sign regulations be reviewed in comparison to the existing sign regulations as well as the proposed sign ordinance amendments proposed with ZOAM-2009-0003. For Office Building ID signs, the current zoning regulations permit one (1) sign per façade not to exceed 60 SF with a total aggregate not to

Attachment 1 B

A-3

exceed 240 SF. The proposed sign ordinance amendments permit up to two (2) signs per façade, not more than four (4) signs total with 1 SF of signage per 100 SF of building façade. The modification proposes 2 signs per building with the maximum area of 150 SF per sign and an aggregate area of 300 SF. The applicant has estimated the long sides of the Raytheon buildings have a façade area of approximately 19,200 SF (80 by 240) and the short sides have a façade area of approximately 8,800 SF (80 by 110). Using the proposed calculations in ZOAM-2009-0003, the applicant could have a building mounted sign 192 SF on the long sides and 88 SF on the short sides. The requested 150 SF signs proposed for the short sides of the PD-OP buildings would still require a modification. The proposed signs for parcel 2A would also need a sign plan approval as it is governed by the 1993 Zoning Ordinance and not subject to the proposed changes in ZOAM-2009-0003.

I, Shane M. Murphy, do hereby state that I am an

     Applicant

X Applicant's Authorized Agent listed in Section C.1. below

in Application Number(s): ZMOD 2010-

and that to the best of my knowledge and belief, the following information is true:

**RECEIVED**

AUG 27 2010

LOUDOUN COUNTY  
DEPARTMENT OF PLANNING

**C. DISCLOSURES: REAL PARTIES IN INTEREST AND LAND USE PROCEEDINGS**

**1. REAL PARTIES IN INTEREST**

The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS** and **LESSEES** of the land described in the application\* and if any of the forgoing is a **TRUSTEE\*\*** each **BENEFICIARY** of such trust, and all **ATTORNEYS**, and **REAL ESTATE BROKERS**, and all AGENTS of any of the foregoing.

All relationships to the persons or entities listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together (ex. Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc.) For a multiple parcel application, list the Parcel Identification Number (PIN) of the parcel(s) for each owner(s).

<b>PIN</b>	<b>NAME (First, M.I., Last)</b>	<b>ADDRESS (Street, City, State, Zip Code)</b>	<b>RELATIONSHIP (Listed in bold above)</b>
	Raytheon Company - Robert B. O'Connor - Michael L. Brendes - John M. White	22270 Pacific Boulevard Dulles, VA 20166	Applicant/Lessee
044-37-0163 044-37-2232 044-37-4409 044-26-2662	AOL Inc. - Karen L. Diener - Peter J. Vanderloo	22000 AOL Way Dulles, VA 20166	Title Owner
	Hickok Cole Architects, Inc. - Annie McCall - Andrew Schmidt		Agent/Architect

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

\*\* In the case of a TRUSTEE, list Name of Trustee, name of Trust, if applicable, and name of each beneficiary.

Check if applicable:

X There are additional Real Parties in Interest. See Attachment to Paragraph C-1.

Attachment 2

A-5



I, Shane M. Murphy, do hereby state that I am an

     Applicant

  X   Applicant's Authorized Agent listed in Section C.1. below

in Application Number(s): SPEX 2010-0001

and that to the best of my knowledge and belief, the following information is true:

**C. DISCLOSURES: REAL PARTIES IN INTEREST AND LAND USE PROCEEDINGS**

**1. REAL PARTIES IN INTEREST**

The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS** and **LESSEES** of the land described in the application\* and if any of the forgoing is a **TRUSTEE\*\*** each **BENEFICIARY** of such trust, and all **ATTORNEYS**, and **REAL ESTATE BROKERS**, and all AGENTS of any of the foregoing.

All relationships to the persons or entities listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together (ex. Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc.) For a multiple parcel application, list the Parcel Identification Number (PIN) of the parcel(s) for each owner(s).

<b><i>PIN</i></b>	<b><i>NAME (First, M.I., Last)</i></b>	<b><i>ADDRESS (Street, City, State, Zip Code)</i></b>	<b><i>RELATIONSHIP (Listed in bold above)</i></b>
	Cooley LLP -Antonio J. Calabrese -Mark C. Looney -Colleen P. Gillis Snow -Jill Switkin Parks -Brian J. Winterhalter -Shane M. Murphy -Jeffrey A. Nein -Molly M. Novotny -Ben I. Wales	11951 Freedom Drive, Suite 1500 Reston, VA 20190-5656	Agent/Attorney

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

\*\* In the case of a TRUSTEE, list Name of Trustee, name of Trust, if applicable, and name of each beneficiary.

Check if applicable:

     There are additional Real Parties in Interest. See Attachment to Paragraph C-1.

**2. CORPORATION INFORMATION** (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

Raytheon Company, 22270 Pacific Boulevard, Dulles, VA 20166

**Description of Corporation:**

☐ There are 100 or fewer shareholders and all shareholders are listed below.

☐ There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

☐ There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

☒ There are more than 500 shareholders and stock is traded on a national or local stock exchange.

**Names of Shareholders:**

<b>SHAREHOLDER NAME</b> (First, M.I., Last)	<b>SHAREHOLDER NAME</b> (First, M.I., Last)

**Names of Officers and Directors:**

<b>NAME</b> (First, M.I., Last)	<b>Title</b> (e.g. President, Treasurer)

Check if applicable:

☐ There is additional Corporation Information. See Attachment to Paragraph C-2.

## 2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

AOL Inc., 22000 AOL Way, Dulles, VA 20166-9302

### Description of Corporation:

☐ There are 100 or fewer shareholders and all shareholders are listed below.

☐ There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

☐ There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

☒ There are more than 500 shareholders and stock is traded on a national or local stock exchange.

### Names of Shareholders:

<b>SHAREHOLDER NAME</b> (First, M.I., Last)	<b>SHAREHOLDER NAME</b> (First, M.I., Last)

### Names of Officers and Directors:

<b>NAME</b> (First, M.I., Last)	<b>Title</b> (e.g. President, Treasurer)
Directors: Tim Armstrong, James A. Wiatt, James R. Stengel, Fredric G. Reynolds, Michael K. Powell, Patricia E. Mitchell, Susan M. Lyne, William R. Hambrecht, Karen E. Dykstra, Richard L. Dalzell	
Tim Armstrong, Chairman and CEO; Jon Brod, President AOL Ventures, Local & Mapping; Ned Brody, President Paid Services; David Eun, President AOL Media & Studios; Brad Gatinghouse, President Consumer Applications; Tiane Mitchell Gordon, SVP; Alexander Gounares, CTO; Jared Grusd, SVP; Dave Harmon, EVP;	Julie Jacobs, EVP & General Counsel; Jeff Levich, President Global Advertising & Strategy; Arthur Minsin, CFO; Kimberly Strong, SVP; Maureen Sullivan, SVP; Tricia Primrose Wallace, EVP

Check if applicable:

☐ There is additional Corporation Information. See Attachment to Paragraph C-2.

**2. CORPORATION INFORMATION** (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, and if such corporation is an owner of the subject land, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

Hickok Cole Architects, Inc., 1023 31<sup>st</sup> Street, Washington, D.C. 20007

**Description of Corporation:**

X There are 100 or fewer shareholders and all shareholders are listed below.

\_\_\_ There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

\_\_\_ There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

\_\_\_ There are more than 500 shareholders and stock is traded on a national or local stock exchange.

**Names of Shareholders:**

<b>SHAREHOLDER NAME</b> (First, M.I., Last)	<b>SHAREHOLDER NAME</b> (First, M.I., Last)
Michael E. Hickok	
Yolanda Cole	

**Names of Officers and Directors:**

<b>NAME</b> (First, M.I., Last)	<b>Title</b> (e.g. President, Treasurer)

Check if applicable:

\_\_\_ There is additional Corporation Information. See Attachment to Paragraph C-2.

### 3. PARTNERSHIP INFORMATION

The following constitutes a listing of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in the affidavit.

**Partnership name and address:** (complete name, street address, city, state, zip)

Cooley LLP, 11951 Freedom Drive, Suite 1500, Reston, VA 20190

X (check if applicable) The above-listed partnership has no limited partners.

**Names and titles of the Partners:**

<b>NAME</b> <b>(First, M.I., Last)</b>	<b>Title</b> <b>(e.g. General Partner, Limited Partner, etc)</b>
Jane K. Adams	Partner
Gian-Michele a Marca	Partner
Maureen P. Alger	Partner
Thomas R. Amis	Partner
Mazda K. Antia	Partner
Gordon C. Atkinson	Partner
Michael A. Attanasio	Partner
Jonathan P. Bach	Partner
Celia Goldwag Barenholtz	Partner
Frederick D. Baron	Partner
James A. Beldner	Partner

Check if applicable:

X Additional Partnership information attached. See Attachment to Paragraph C-3.



NAME (First, M.I., Last)	Title (e.g. General Partner, Limited Partner, etc)	NAME (First, M.I., Last)	Title (e.g. General Partner, Limited Partner, etc)
Keith J. Berets	Partner	Sonya F. Erickson	Partner
Laura A. Berezin	Partner	Lester J. Fagen	Partner
Russell S. Berman	Partner	Brent D. Fassett	Partner
Connie N. Bertram	Partner	David J. Fischer	Partner
Laura Grossfield Birger	Partner	M. Wainwright Fishburn, Jr.	Partner
Elias J. Blawie	Partner	Daniel W. Frank	Partner
Barbara L. Borden	Partner	Richard H. Frank	Partner
Jodie M. Bourdet	Partner	Alison J. Freeman-Gleason	Partner
Wendy J. Brenner	Partner	William S. Freeman	Partner
Matthew J. Brigham	Partner	Steven L. Friedlander	Partner
Robert J. Brigham	Partner	Thomas J. Friel, Jr.	Partner
James P. Brogan	Partner	Koji F. Fukumura	Partner
Nicole C. Brookshire	Partner	James F. Fulton, Jr.	Partner
Alfred L. Browne, III	Partner	William S. Galliani	Partner
Matthew D. Brown	Partner	Stephen D. Gardner	Partner
Matthew T. Browne	Partner	Jon E. Gavenman	Partner
Robert T. Cahill	Partner	John M. Geschke	Partner
Antonio J. Calabrese	Partner	Kathleen A. Goodhart	Partner
Linda F. Callison	Partner	Lawrence C. Gottlieb	Partner
Christopher C. Campbell	Partner	Shane L. Goudey	Partner
Roel C. Campos	Partner	William E. Grauer	Partner
William Lesse Castleberry	Partner	Jonathan G. Graves	Partner
Lynda K. Chandler	Partner	Kimberley J. Kaplan-Gross	Partner
Dennis (nmi) Childs	Partner	Paul E. Gross	Partner
Ethan E. Christensen	Partner	Kenneth L. Guernsey	Partner
Samuel S. Coates	Partner	Patrick P. Gunn	Partner
Alan S. Cohen	Partner	Jeffrey M. Gutkin	Partner
Jeffrey L. Cohen	Partner	Zvi (nmi) Hahn	Partner
Thomas A. Coll	Partner	John B. Hale	Partner
Joseph W. Conroy	Partner	Andrew (nmi) Hartman	Partner
Jennifer B. Coplan	Partner	Bernard L. Hatcher	Partner
Carolyn L. Craig	Partner	Matthew B. Hemington	Partner
John W. Crittenden	Partner	Cathy Rae Herschopf	Partner
Janet L. Cullum	Partner	John (nmi) Hession	Partner
Nathan K. Cummings	Partner	Gordon K. Ho	Partner
John A. Dado	Partner	Suzanne Sawochka Hooper	Partner
Craig E. Dauchy	Partner	Mark M. Hrenya	Partner
Wendy (nmi) Davis	Partner	Christopher R. Hutter	Partner
Renec R. Deming	Partner	Jay R. Indyke	Partner
Darren K. DeStefano	Partner	Craig D. Jacoby	Partner
Scott D. Devereaux	Partner	Chrystal N. Jensen	Partner
Jennifer Fonner DiNucci	Partner	Eric C. Jensen	Partner
Michelle C. Doolin	Partner	Mark L. Johnson	Partner
John C. Dwyer	Partner	Robert L. Jones	Partner
Eric S. Edwards	Partner		
Robert L. Eisenbach, III	Partner		

Check if applicable:

  X   Additional information for Item C-3 is included on an additional copy of page C-3.

NAME (First, M.I., Last)	Title (e.g. General Partner, Limited Partner, etc)	NAME (First, M.I., Last)	Title (e.g. General Partner, Limited Partner, etc)
Barclay J. Kamb	Partner	Timothy J. Moore	Partner
Richard S. Kanowitz	Partner	Webb B. Morrow, III	Partner
Jeffrey S. Karr	Partner	Howard (nmi) Morse	Partner
Scott L. Kaufman	Partner	Kevin P. Mullen	Partner
Sally A. Kay	Partner	Frederick T. Muto	Partner
Heidi (nmi) Keefe	Partner	Ryan (nmi) Naftulin	Partner
J. Michael Kelly	Partner	Stephen C. Neal	Partner
Kevin F. Kelly	Partner	Alison (nmi) Newman	Partner
Jason L. Kent	Partner	William H. O'Brien	Partner
Kristen D. Kercher	Partner	Thomas D. O'Connor	Partner
Charles S. Kim	Partner	Ian (nmi) O'Donnell	Partner
James C. Kitch	Partner	Vincent P. Pangrazio	Partner
Michael J. Klisch	Partner	Nikesh (nmi) Patel	Partner
Jason (nmi) Koral	Partner	Timothy G. Patterson	Partner
Barbara A. Kosacz	Partner	Amy E. Paye	Partner
Kenneth J. Krisko	Partner	Anne H. Peck	Partner
John S. Kyle	Partner	D. Bradley Peck	Partner
Mark (nmi) Lambert	Partner	Susan Cooper Philpot	Partner
John G. Lavoie	Partner	Benjamin D. Pierson	Partner
Robin J. Lee	Partner	Frank V. Pietrantonio	Partner
Natasha V. Leskovsek	Partner	Mark B. Pitchford	Partner
Shira Nadich Levin	Partner	Michael L. Platt	Partner
Alan (nmi) Levine	Partner	Christian E. Plaza	Partner
Michael S. Levinson	Partner	Lori R.E. Ploeger	Partner
Elizabeth L. Lewis	Partner	Thomas F. Poche	Partner
Michael R. Lincoln	Partner	Anna B. Pope	Partner
James C. T. Linfield	Partner	Marya A. Postner	Partner
David A. Lipkin	Partner	Steve M. Przesmicki	Partner
Chet F. Lipton	Partner	Seth A. Rafkin	Partner
Cliff Z. Liu	Partner	Frank F. Rahmani	Partner
Samuel M. Livermore	Partner	Marc (nmi) Recht	Partner
Douglas P. Lobel	Partner	Thomas Z. Reicher	Partner
J. Patrick Loofbourrow	Partner	Michael G. Rhodes	Partner
Mark C. Looney	Partner	Michelle S. Rhyu	Partner
Robert B. Lovett	Partner	John W. Robertson	Partner
Andrew P. Lustig	Partner	Julie M. Robinson	Partner
Michael X. Marinelli	Partner	Ricardo (nmi) Rodriguez	Partner
John T. McKenna	Partner	Richard S. Rothberg	Partner
Bonnie Weiss McLeod	Partner	Adam J. Rutenberg	Partner
Mark A. Medearis	Partner	Thomas R. Salley, III	Partner
Daniel P. Meehan	Partner	Richard S. Sanders	Partner
Beatriz (nmi) Mejia	Partner	Glen Y. Sato	Partner
Erik B. Milch	Partner		
Keith A. Miller	Partner		
Robert H. Miller	Partner		
Chadwick L. Mills	Partner		
Brian E. Mitchell	Partner		
Patrick J. Mitchell	Partner		
Ann M. Mooney	Partner		

Check if applicable:

X Additional information for Item C-3 is included on an additional copy of page C-3.

NAME (First, M.I., Last)	Title (e.g. General Partner, Limited Partner, etc)	NAME (First, M.I., Last)	Title (e.g. General Partner, Limited Partner, etc)
Martin S. Schenker	Partner	John H. Toole	Partner
Joseph A. Scherer	Partner	Robert J. Tosti	Partner
William J. Schwartz	Partner	Michael S. Tuscan	Partner
Audrey K. Scott	Partner	Edward Van Geison	Partner
John H. Sellers	Partner	Miguel J. Vega	Partner
Ian R. Shapiro	Partner	Erich E. Veitenheimer, III	Partner
Jordan A. Silber	Partner	Aaron J. Velli	Partner
Brent B. Siler	Partner	Robert R. Vieth	Partner
Gregory A. Smith	Partner	Lois K. Voelz	Partner
Colleen P. Gillis Snow	Partner	Kent M. Walker	Partner
Whitty (nmi) Somvichian	Partner	David A. Walsh	Partner
Mark D. Spoto	Partner	David M. Warren	Partner
Wayne O. Stacy	Partner	Mark B. Weeks	Partner
Neal J. Stephens	Partner	Steven K. Weinberg	Partner
Donald K. Stern	Partner	Mark (nmi) Weinstein	Partner
Michael D. Stern	Partner	Thomas S. Welk	Partner
Anthony M. Stiegler	Partner	Peter H. Werner	Partner
Steven M. Strauss	Partner	Christopher A. Westover	Partner
Myron G. Sugarman	Partner	Francis R. Wheeler	Partner
Christopher J. Sundermeier	Partner	Brett D. White	Partner
Ronald R. Sussman	Partner	Peter J. Willsey	Partner
C. Scott Talbot	Partner	Mark (nmi) Winfield-Hansen	Partner
Mark P. Tanoury	Partner	Nancy H. Wojtas	Partner
Philip C. Tencer	Partner	Jessica R. Wolff	Partner
Gregory C. Tenhoff	Partner	Nan (nmi) Wu	Partner
Michael E. Tenta	Partner	Babak "Bo" (nmi) Yaghmaie	Partner
Timothy S. Teter	Partner	Mavis L. Yee	Partner
		Kevin J. Zimmer	Partner
Ian B. Blumenstein	Partner		
Ronald S. Lemieux	Partner		

Check if applicable:

\_\_\_ Additional information for Item C-3 is included on an additional copy of page C-3.

#### 4. ADDITIONAL INFORMATION

- a. One of the following options **must** be checked:

☐ In addition to the names listed in paragraphs C. 1, 2, and 3 above, the following is a listing of any and all other individuals who own in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

☒ Other than the names listed in C. 1, 2 and 3 above, no individual owns in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Check if applicable:

☐ Additional information attached. See Attachment to Paragraph C-4(a).

- b. That no member of the Loudoun County Board of Supervisors, Planning Commission, Board of Zoning Appeals or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or though an interest in a partnership owning such land, or as beneficiary of a trust owning such land.

**EXCEPT AS FOLLOWS: (If none, so state). NONE.**

Check if applicable:

☐ Additional information attached. See Attachment to Paragraph C-4(b).

- c. That within the twelve-month period prior to the public hearing for this application, no member of the Loudoun County Board of Supervisors, Board of Zoning Appeals, or Planning Commission or any member of his immediate household, either individually, or by way of partnership in which any of them is a partner, employee, agent or attorney, or through a partner of any of them, or through a corporation (as defined in the Instructions at Paragraph B.3) in which any of them is an officer, director, employee, agent or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has or has had any business or financial relationship (other than any ordinary customer or depositor relationship with a retail establishment, public utility, or bank), including receipt of any gift or donation having a value of \$100 or more, singularly or in the aggregate, with or from any of those persons or entities listed above.

**EXCEPT AS FOLLOWS: (If none, so state). NONE.**

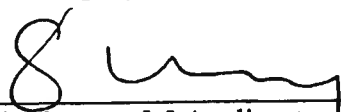
Check if applicable:

☐ Additional information attached. See Attachment to Paragraph C-4(c).

**D. COMPLETENESS**

That the information contained in this affidavit is complete, that all partnerships, corporations (as defined in Instructions, Paragraph B.3), and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, OR LESSEE of the land have been listed and broken down, and that prior to each hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including any gifts or business or financial relationships of the type described in Section C above, that arise or occur on or after the date of this Application.

WITNESS the following signature:

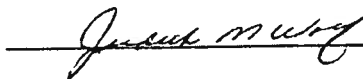


check one: ☐ Applicant or ☒ Applicant's Authorized Agent

Shane M. Murphy, Attorney

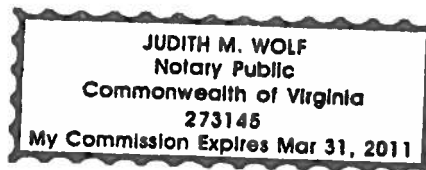
(Type or print first name, middle initial and last name and title of signee)

Subscribed and sworn before me this 27th day of August, 2010, in the State/Commonwealth of Virginia, in the County/City of Fairfax.



Notary Public

My Commission Expires: 3/31/2011



451184 v2/RE



**Important! The adopted Affidavit and Reaffirmation of Affidavit forms shall not be altered or modified in any way. Any form that is altered or modified in any way will not be accepted.**

**REAFFIRMATION OF AFFIDAVIT**

In reference to the Affidavit dated August 27, 2010  
(enter date of affidavit)

For the Application Raytheon Comprehensive Sign Plan, with Number(s) ZMOD 2010-0001  
[enter Application name(s)] [enter Application number(s)]

I, Jeffrey A. Nein, do hereby state that I am an

(check one)        Applicant (must be listed in Paragraph C of the above-described affidavit)  
X        Applicant's Authorized Agent (must be listed in Paragraph C of the above-described affidavit)

And that to the best of my knowledge and belief, the following information is true:

(check one) X I have reviewed the above-described affidavit, and the information contained therein is true and complete as of September 27, 2010, or;  
(today's date)

       I have reviewed the above-described affidavit, and I am submitting a new affidavit which includes changes, deletions or supplemental information to those paragraphs of the above-described affidavit indicated below:

(Check if applicable)

- Paragraph C-1
- Paragraph C-2
- Paragraph C-3
- Paragraph C-4(a)
- Paragraph C-4(b)
- Paragraph C-4(c)

WITNESS the following signature:

Jeffrey A. Nein  
check one: [ ] Applicant or [X] Applicant's Authorized Agent

Jeffrey A. Nein, Senior Land Use Planner  
(Type or print first name, middle initial and last name and title of signee)

Subscribed and sworn before me this 27<sup>th</sup> day of September, 2010, in the State/Commonwealth of Virginia, in the County/City of Fairfax.

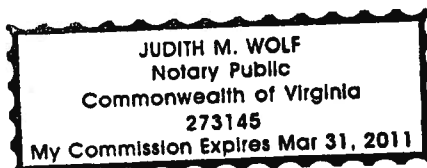
Judith M. Wolf  
Notary Public

My Commission Expires: 3/31/2011

Notary Registration Number: 273145

455436 v1/RE

Revised October 2008



A-16

## RAYTHEON COMPANY

### RAYTHEON COMPREHENSIVE SIGN PLAN Zoning Ordinance Modification Application, ZMOD 2010-0001

#### STATEMENT OF JUSTIFICATION

##### INTRODUCTION

Raytheon Company (the "*Applicant*") is requesting a modification of Section 5-1204(D) of the 1993 Zoning Ordinance and the Revised 1993 Zoning Ordinance, (collectively, the "*Zoning Ordinances*") for four six-story office buildings (the "*Property*") located within the Broad Run Business Center on Pacific Boulevard. The Applicant is proposing a Comprehensive Sign Plan for three specific types of signs on the Property.

The location of the Property on Pacific Boulevard presents a challenge with respect to building identification signage that can be seen by visitors from Waxpool Road. The existing signage regulations in the applicable Zoning Ordinances are very limiting with respect to the size of signs permitted for any one office building. The Applicant proposes to modify the sign regulations of the Zoning Ordinances in order to achieve signage that is more appropriate for the scale of the buildings and that easily directs visitors to their intended destinations.

##### PROJECT LOCATION AND OVERVIEW

The Property is zoned PD-IP, Planned Development-Industrial Park, under the 1993 Zoning Ordinance and PD-OP, Planned Development-Office Park, under the Revised 1993 Zoning Ordinance. The PD-IP portion of the Property is further identified as Tax Map 94 ((28)) Parcel 2A (PIN: 044-26-2662) and contains approximately 10.5 acres. The PD-OP parcels are further identified as Tax Map 94 ((28)) Parcels 41AA, 41AB and 41AC (PIN: 044-37-0163, 044-37-2232, and 044-37-4409, respectively) and contain approximately 33 acres. All four of the parcels are developed with six-story office buildings and associated parking garages. The office buildings are setback from Pacific Boulevard between 180 and 250 feet, and are located between 1,000 to 2,000 feet south of Waxpool Road and between 2,300 and 3,200 feet west of Route 28.

##### COMPREHENSIVE PLAN CONFORMANCE

The Property is located within the Route 28 Tax District and is within an area designated by the Revised General Plan (the "*RGP*") for Keynote Employment uses. The office buildings are consistent with the RGP economic development policies that promote high quality office uses in the Route 28 corridor.

The proposed Comprehensive Sign Plan supports the goals and policies of the RGP by: (i) providing an attractive, coordinated and unified sign plan that enhances the Pacific Boulevard corridor and surrounding business community; and (ii) promoting safe and efficient movement and direction of vehicular and pedestrian traffic.

## **COMPREHENSIVE SIGN PLAN**

The public purposes of the sign regulations in the Zoning Ordinance are to regulate the number of signs and their sizes in order to minimize visual clutter, reduce sign pollution and prevent signs from being the dominant feature of the landscape. Since the proposed Raytheon Comprehensive Sign Plan will ensure that signs are appropriately located and well designed, the proposed sign plan meets these public purposes of the sign ordinance to an equivalent degree. Business signs located along major highways serve a public purpose by identifying building locations in an aesthetically pleasing manner and by efficiently directing visitors to their destinations. To serve this purpose, signs must not only be attractive and in-scale with their surroundings, they also must be visible to the driving public, properly located to enable drivers to make turns in a timely fashion and thereby not impeding any through-traffic as a result of difficulties in reading signs or locating their destination. The criteria of satisfying the public purpose to an equivalent degree as outlined in the May 19, 1999, Planning Commission Comprehensive Sign Policy report is addressed below.

The Applicant is proposing a Comprehensive Sign Plan with respect to building mounted identification signs, freestanding building entrance signs, and on-site directional/informational signs for the Property. All signage is coordinated with respect to lettering style, colors and materials. The proposed signage is depicted in the graphics submitted with this application.

## **REQUESTED MODIFICATIONS**

The Applicant requests modifications to Section 5-1204(D) of the Zoning Ordinances with respect to maximum aggregate sign area, maximum area of any one sign, and height of the freestanding signs. The specific portions of the sign requirements that are proposed to be modified are summarized in the Sign Requirements Matrix Comparison submitted with this application.

## **JUSTIFICATION**

The Applicant desires to implement the proposed Comprehensive Sign Plan to allow for a unified theme and coordinated style of signage that is readily visible from the adjacent highways. The significant building setbacks from Pacific Boulevard and Waxpool Road require the requested building mounted identification signs to be larger than the maximum 60 square feet permitted by the Zoning Ordinances. Similarly, larger sign areas and heights are requested for the building entrance signs and the on-site directional/informational signs to readily identify the occupants of each office building and to provide clear directions to the tenant entrances, parking garages, security areas and exits.

The Applicant has endeavored to create a sign plan with the minimum number of signs necessary to properly identify the Applicant's business and with a coordinated design theme that will complement the office buildings and the surrounding business community. The proposed Comprehensive Sign Plan will help achieve these goals by putting in place a unified plan to control the style, color and materials of all signs on the Property – an important design and aesthetics consideration that is not addressed by the sign regulations of the Zoning Ordinances.

For the reasons stated herein, the proposed Comprehensive Sign Plan improves upon and exceeds the public purpose of the existing sign regulations

#### **SUMMARY**

The combination of the significant building setbacks of the four office buildings from Pacific Boulevard and Waxpool Road, the scale of the office buildings, and the restrictive sign regulations of the Zoning Ordinances presents a challenge with respect to providing signage that achieves the purpose of properly identifying the Applicant's buildings and their location. The Applicant proposes to modify the sign regulations of the Zoning Ordinances, in terms of sign area and height, in order to achieve a coordinated sign plan that allows the Applicant's location to be easily identified from Waxpool Road and Pacific Boulevard, and that provides easily understood on-site directions.

This zoning ordinance modification application for a comprehensive sign plan is requested under the provisions of the Zoning Ordinances granting design flexibility to the planned development districts. The proposed sign plan meets the public purposes of the Zoning Ordinances to an equivalent degree and supports the Comprehensive Plan policies and goals. We respectfully request the support of staff and the Planning Commission and the approval of the Board of Supervisors.

## PLANNING COMMISSION ISSUES REGARDING

### COMPREHENSIVE SIGN PLANS

The following discussion is based on the guidelines adopted by the Planning Commission in March 1999 to assist in the evaluation of comprehensive sign plans.

Criterion 1: *Will the number, location and size of signs proposed adequately help people find what they need without difficulty or confusion: (Are the signs visible to the driving public and located and sized to enable the public to make turns in a timely manner? Identify the criteria used to make this assessment, such as sign industry standards, etc. Is the modification the least amount needed to meet this criteria?)*

The proposed sign plan will accomplish this objective. The signs will be located to help people locate the office buildings without difficulty or confusion. The signs are designed to be noticed and read from vehicles to enable visitors to make turns in a timely manner.

Criterion 2: *Will the proposed signage have an adverse impact on the visual character of an area or provide an overload of graphic messages or displays in the environment of Loudoun County?*

The proposed signs are all internal to the Property and the unified style will be an attractive addition to the area.

Criterion 3: *Does the proposed signage treat similar types of signs consistently?*

The proposed sign plan is a unified and coordinated program that employs a common theme.

Criterion 4: *Are the proposed signs subordinate to the structures and land use functions they reference and are they accessory components of an overall composition of architectural elements?*

The proposed signs are subordinate to the office uses and reflect the architectural theme of the office buildings.

Criterion 5: *Does the proposed signage encourage the general attractiveness, historic quality, and unique character of Loudoun County, and protect property values?*

The proposed signage is attractive and will protect property values.

Criterion 6: *Does the proposed signage represent a comprehensive sign plan that is coordinated/unified, in terms of design, lighting, materials, colors, landscaping, etc., that reflects unique character of the planned development?*

The proposed sign plan is coordinated and complements the architectural theme of the office buildings.

Criterion 7: *Does the site have unusual characteristics such as topography, size, configuration and the like which would warrant a modification?*

The Property is subject to significant setbacks from Pacific Boulevard and Waxpool Road and to restrictive sign regulations given the scale of the office buildings, all of which present unique challenges with respect to signage that properly identifies the office uses and which warrant the requested modifications. The proposed sign plan will ensure that all signage will be coordinated and will complement the Waxpool Road and Pacific Boulevard corridors and the surrounding business community.

Criterion 8: *Is the proposed sign plan in conformance with the policies of the County's Comprehensive Plan?*

The proposed sign plan supports the goals and policies of the County's Comprehensive Plan by: (i) providing attractive, coordinated and unified signage that enhances the local business community; and (ii) promoting safe and efficient movement and direction of vehicular traffic.

## MATTERS FOR CONSIDERATION

### 1993 ZONING ORDINANCE SECTION 6-1211(E)

- Matter 1. *Whether the proposed zoning district classification is consistent with the Comprehensive Plan.*
- The Property is subject to the Revised General Plan's Suburban Policy Area land use recommendations. In particular, the Property is designated as Keynote Employment. No change in zoning is proposed.
- Matter 2. *Whether there are any changed or changing conditions in the area affected that make the proposed rezoning appropriate.*
- Not applicable to this application.
- Matter 3. *Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate area.*
- The proposed signs will be compatible with adjacent uses.
- Matter 4. *Whether adequate utility, sewer and water, transportation, school and other facilities exist or can be provided to serve the uses that would be permitted on the property if it were rezoned.*
- Not applicable to this application.
- Matter 5. *The effect of the proposed rezoning on the County's ground water supply.*
- Not applicable to this application.
- Matter 6. *The effect of uses allowed by the proposed rezoning on the structural capacity of the soils.*
- Not applicable to this application.
- Matter 7. *The impact that the uses that would be permitted if the property were rezoned will have upon the volume of vehicular and pedestrian traffic safety in the vicinity and whether the proposed rezoning uses sufficient measures to mitigate the impact of through construction traffic on existing neighborhoods and school areas.*
- The proposed signs will be designed to located to effectively and efficiently guide vehicular traffic and pedestrians to their intended destinations. The directional signage will facilitate the safe movement of all traffic.
- Matter 8. *Whether a reasonably viable economic use of the subject property exists under the current zoning.*

Not applicable to this application.

- Matter 9. *The effect of the proposed rezoning on the environment or natural features, wildlife habitat, vegetation, water quality and air quality.*

Not applicable to this application.

- Matter 10. *Whether the proposed rezoning encourages economic development activities in areas designated by the Comprehensive Plan and provides desirable employment and enlarges the tax base.*

The proposed signs will complement the Waxpool Road and Pacific Boulevard corridors and will help promote economic activity.

- Matter 11. *Whether the proposed rezoning considers the needs of agriculture, industry and businesses in future growth.*

Not applicable to this application.

- Matter 12. *Whether the proposed rezoning considers the current and future requirements of the community as to land for various purposes as determined by population and economic studies.*

Not applicable to this application.

- Matter 13. *Whether the proposed rezoning encourages the conservation of properties and their values and the encouragement of the most appropriate use of land throughout the County.*

Not applicable to this application.

- Matter 14. *Whether the proposed rezoning considers trends of growth or changes, employment, and economic factors, the need for housing, probable future economic and population growth of the County, and the capacity of existing and/or planned public facilities and infrastructure.*

Not applicable to this application.

- Matter 15. *The effect of the proposed rezoning to provide moderate housing by enhancing opportunities for all qualified residents of Loudoun County.*

Not applicable to this application.

- Matter 16. *The effect of the rezoning on natural, scenic, archaeological, or historic features of significant importance.*

Not applicable to this application.





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BY HAND DELIVERY

October 4, 2010

Ginny Rowen  
Project Manager  
Department of Planning  
1 Harrison St., S.E., 3rd Floor  
Leesburg, Virginia 20177

**RE: ZMOD 2010-0001, Raytheon Comprehensive Sign Plan  
Response to Staff Review Comments**

Dear Ginny:

This letter and the enclosed documents address the staff review comments we have received. As you requested, we have provided 20 copies each of the Statement of Justification, the sign requirements matrix, and the sign plan exhibits dated October 4, 2010.

The staff review comments are addressed below. Each agency's comments are summarized (noted in *Italics*) and followed by our response.

**Community Planning, Department of Planning, (comments dated 9/17/10)**

*The proposed signage is in keeping with the overall corporate vision of the Raytheon Campus. The signage proposed by the application is consistent with the building architecture and will provide adequate directional information for the campus users. Staff recommends approval of the application.*

Comment acknowledged.

**Zoning Administration, Department of Building and Development (comments dated 9/29/10)**

*1. Two multi-tenant Directional ID signs are proposed for parcel 2A. It is unclear from the site plan whether the sign located along Pacific Boulevard is located on parcel 2A or parcel 2B.*

The site plan has been revised to specify that the requested free-standing signs will be located on the appropriate parcel (PIN: 044-26-2662), i.e. parcel 2A, identified in the sign plan application.

*Parcel 2A and 2B are governed under the 1993 Loudoun County Zoning Ordinance. The sign is labeled as a "multi-tenant Directional Sign". On-site directional signs are a permitted sign type under the Revised 1993 Zoning Ordinance but not under the 1993 Zoning Ordinance. The sign*



Ginny Rowen  
October 4, 2010  
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*will need to be located on a parcel which is governed by the Revised 1993 Zoning Ordinance. If the intent of this sign is to be an informational sign, the labeling of the sign should be updated.*

The sign previously identified as a "multi-tenant Directional Sign" for parcel 2A, is now identified as a "Directional Sign" in the sign plan exhibits and in the matrix.

We have also updated the matrix to clarify the maximum number of each sign type per parcel and to reflect the sign areas specified in the sign plan exhibits.

Thank you again for your assistance with this application. Please do not hesitate to contact me if you have any questions or require any additional information.

Very truly yours,

Cooley LLP

A handwritten signature in black ink, appearing to read "Jeffrey A. Nein".

Jeffrey A. Nein, AICP  
Senior Land Use Planner

Enclosures

456086 v1/RE

**CONDITIONS OF APPROVAL  
RAYTHEON COMPREHENSIVE SIGN PLAN  
ZMOD 2010-0001  
October 5, 2010**

1. Substantial Conformance. Signs and sign standards (size, height, location, number, colors, materials, lighting, etc.) for the signs depicted on the Sign Package shall be in substantial conformance with the Raytheon Comprehensive Sign Plan Guidelines dated October 4, 2010, prepared by Hickok Cole Architects and the Revised 1993 Loudoun County Zoning Ordinance (the "Zoning Ordinance"). Approval of this application for Tax Map # /94//28//41AA/ (PIN # 044-37-0163), Tax Map # /94//28//41AB/ (PIN # 044-37-2232), Tax Map # /94//28//41AC/ (PIN # 044-37-4409), and Tax Map # /94//28//2A (PIN # 044-26-2662 (the "Property"), shall not relieve the Applicant or the owners of the Property from the obligation to comply with and conform to any other Zoning Ordinance, Codified Ordinance, or applicable regulatory requirement not modified hereby. This approval applies only to the modification of sign standards as modified in the Sign Package and/or in these conditions for signs that are otherwise permitted and is not intended to approve the use or placement of signs that are not permitted per Section 5-1202(A) of the Revised 1993 Zoning Ordinance and the 1993 Zoning Ordinance. The modifications approved herein supersede the provisions of the Zoning Ordinance regarding such modified standards and shall apply to the signs identified in the Sign Package. In the event of a conflict between the approved Comprehensive Sign Plan and the Zoning Ordinance, other than with respect to the specific modification of standards approved in this application, the provisions of the Zoning Ordinance shall supersede the approved Comprehensive Sign Plan.
2. Individual signs and associated landscaping materials shall be maintained in good condition and shall be legible. Vegetation shall be placed so as not to obstruct the visibility of any signage or obstruct vehicular sight distance at entrances.
3. Lighting for signs shall be directed toward the sign face or internally illuminated. All of the lighting fixtures shall be shielded. Lighting shall not spill upward or reflect or cast glare onto adjacent properties or roads.
4. Signs not included in the Comprehensive Sign Plan, but otherwise permitted by the Zoning Ordinance, shall be permitted in accordance with the standards of the applicable Zoning Ordinance provided such signs are consistent with the standards of the Raytheon Comprehensive Sign Plan Guidelines and these Conditions of Approval.

*Attorney's mark*

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